



**CITY OF LOVELAND  
PUBLIC WORKS  
STORMWATER**

2525 W. 1st Street, Loveland, CO 80537  
(970) 962-2627, FAX (970) 962-2908, TDD (970) 962-2620  
[www.cityofloveland.org](http://www.cityofloveland.org)

**Narrative Information Sheet**

1. Applicant Identification: The proposed recipient of the EPA Community-Wide Hazardous Materials **and** Petroleum Assessment Grant monies is the City of Loveland, CO With offices located at 2525 West 1st Street, Loveland, CO 80537
2. Funding Requested
  - a. Assessment Grant Type: Community-Wide Assessment Grant
  - b. Federal Funds Requested
    - i. \$300,000. This application is for the combined EPA Hazardous Materials and Petroleum Assessment Grant to be utilized for the assessment of contaminated lands targeted for remediation and redevelopment.
    - ii. We are NOT requesting a waiver.
  - c. Contamination: We are requesting \$230,500 to be utilized for contaminated land assessment activities for hazardous substances and \$69,500 for petroleum assessment to assist in future City revitalization and redevelopment efforts.
3. Location: The City of Loveland, Larimer County, Colorado.
4. Property Information for Site-Specific Proposals: This is a community wide application and does not include site specific information.
5. Contacts
  - a. Project Director:  
Mr. Chris Carlson, PE, CFM  
Civil Engineer, Public Works Administration  
2525 West 1<sup>st</sup> Street  
Loveland, CO 80537  
(970) 962-2774  
[Chris.Carlson@cityofloveland.org](mailto:Chris.Carlson@cityofloveland.org)
  - b. Chief Executive, Highest Ranking Elected Official  
Ms. Jacki Marsh  
Mayor  
500 E. 3rd Street  
Loveland, CO 80537  
(970) 962-2190

6. Population: Our population is 77,446 persons (est. U.S. Census Bureau, July 2018; 66,859 in 2010 Census).
7. Other Factors Checklist Please identify which of the below items apply to your community/proposed project. If none of the Other Factors are applicable to your community/proposed project, please provide a statement to that effect.

<b>Other Factors</b>	<b>Page #</b>
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous With a body of water but for a street, road, or other public thoroughfare separating them).	1-7
The priority site(s) is in a federally designated flood plain.	4 (1.C.ii)
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) Within the target area.	YES

8. Letter from the State or Tribal Environmental Authority  
Attached.

## Narrative Information Sheet

### **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION (40 points)**

#### **a. Target Area and Brownfields (15 points)**

##### **i. Background and Description of Target Area (5 points):**

The City of Loveland, Colorado was established in 1877, named for William A. H. Loveland, president of the Colorado Central Railroad (CCR). Loveland is the second most populous municipality in Larimer County and 14<sup>th</sup> largest in Colorado. The City is located 46 miles north of Denver along the I-25 corridor, the transportation backbone of Colorado's Front Range. The City enjoys a picturesque backdrop of the Rocky Mountains and is a gateway community into Rocky Mountain National Park. Loveland quickly developed from its railroad beginnings as a link on the CCR into an agricultural hub for local farmers. Loveland's "main street," East 4<sup>th</sup> Street had a number of thriving businesses by the late 1880s including lumberyards, liveries, and a milling and elevator company on the west side of town. By the turn of the last century, downtown Loveland was a bustling commercial district when, in 1901, the Great Western Sugar Company's sugar beet processing factory was completed. It led to an agricultural boom in the region and within the city limits. Loveland's population more than tripled between 1900 and 1910 when most of the buildings in the historic district were constructed.

The sugar factory operated by the Great Western Sugar Company was operational until 1985. The plant has been subject to a handful of failed redevelopment efforts over the past 30 years. With question marks related to the potential environmental conditions, cost of cleanup, and challenging ownership structure, the buildings have fallen into a state of disrepair and neglect. The sugar factory site is located at 975 N. Madison Ave. Great Western Railroad owns a part of it and still uses their tracks to switch out rail cars. Amalgamated Sugar Company, LLC is listed as the owner of a portion of the property with an address of 1149 N. Madison Ave. The old sugar beet factory site represents one of two key target areas for the City. The second target area is along the Big Thompson River corridor in the vicinity of U.S. Hwy 287 – Lincoln Avenue. The City is pursuing a bold vision for the Big T River corridor through Loveland based on preserving and enhancing the natural functions of the corridor while providing more opportunities for the community to interact with the river. The portion of the Big T River corridor included in the second target area is generally defined as being bordered by S. Roosevelt Avenue to the west, S. CR 13 to the east, 14<sup>th</sup> Street to the south, and Farmers Ditch to the north. It abuts the community's URA area which extends south from downtown Loveland. The first target area is generally defined as being bordered by N. Monroe Avenue to the west, N. Madison Avenue to the east, 8<sup>th</sup> Street to the south, and 11<sup>th</sup> Street to the north. Target area one is approximately one-mile northeast of downtown Loveland. The eastern half of target two is in Larimer County Census Tract 20.07, which is a federally designated opportunity zone and within the Big T River corridor master plan. The west half of target two and all of target one are located in Larimer County Census Tract 17.04.

##### **ii. Description of the Priority Brownfield Site(s) (10 points):**

While we have over a dozen priority sites, the largest focus area will be on the **31 acre former sugar beet processing factory (Target Area 1)**. The site contains processing buildings, storage/warehousing facilities, abandoned railroad sidings along with working tracks, repair/workshops, miscellaneous storage tanks/silos – all with potential environmental issues ranging from presence of sugar beet lime waste generated as a by-product of sugar beet processing to the presence of asbestos in the long-abandoned buildings and infrastructure to chlorinated/Stoddard solvents used for cleaning tools and machines. What's left of the old sugar beet factory has been left exposed to the elements resulting in structural deterioration and mold. Exacerbating the current conditions further is the fact that much of the brick was allowed to be salvaged, exposing the structures that weren't entirely demolished. This site remains relatively accessible by the public resulting in ongoing trespassing and vandalism. The community has been actively working to redevelop the former Great Western Sugar Beet factory for the last decade. The potential environmental issues and cost of redeveloping and remediating the site have been and continue to be a challenge. Historical information along with present conditions indicate **Target Area 2** contains multiple industrial and commercial sites having a

variety of uses ranging from industrial, food processing, many former auto repair and gas stations, light industrial storage, an old vacated landfill, and a former concrete and asphalt batch plant. City leadership has identified redevelopment of target area two through the Big T River Master Plan and is actively working with community stakeholders to foster grass roots support and pursue funding for this bold vision. The former landfill site is adjacent to existing wetlands and currently has rental buildings in poor condition. There is an abandoned gravel pit with a landscaping supply business adjacent to it, a meat processing plant, an auto repair with an adjacent storage area filled with numerous shipping containers, and the former LaFarge Concrete and Asphalt Batch plant. The concrete and asphalt batch plant has been vacated – sold to Martin Marietta Material, Inc., but no longer in use. The old landfill is a historic “left-over” that hasn’t been used in years but, continues to be an illegal dumping ground. Due to close proximity to the Big T River, these sites exacerbate the transportation of environmental sediments to the river. There are silica and inhalation issues related to the concrete plant. Fuel storage issues as well Stoddard solvent contaminants are a potential hazard for several of these properties. The presence of environmental contamination is of concern given the historical uses of these properties. A fraction of our sites are noted in Table 1 below:

**Table 1: Priority Brownfield Sites**

Site/Location	Proximity to residents	Nature and Extent of Brownfield and Environmental Effects
975 N. Madison Avenue. <u>31 ac. Great Western Sugar Beet plant</u>	Adjacent to single family homes & businesses on all sides of site	Sugar Beet Lime Waste, Metals, PAHs, VOCs, petroleum products, Asbestos; Unpaved site, inhalation, direct contact, ingestion, vapor
914 S. Railroad Avenue – buildings on old buried landfill	Adjacent to existing wetlands to the north. 500 feet to commercial properties to the south	Potential PAHs, petroleum, metals, hydraulic fluids; Real contamination potential for existing wetlands and Big T River corridor.
850 S. Lincoln Avenue – Big Thompson Auto with light industrial storage	Adjacent to commercial properties to the north and the Big T River corridor to the south	Petroleum, hydraulic fluids, cleaning agents (VOCs), heavy metals, potential UST; Partially unpaved site, inhalation, hazardous substances, direct contact, vapors
1209 S. Country Road 13 C, former concrete & asphalt batch plant	Adjacent to Big T River corridor to the south	Potential UST, petroleum, VOCs, Silica, Inhalation; Unpaved site, direct contact, ingestion, inhalation, vapor

**b. Revitalization of the Target Area (15 points)**

**i. Reuse Strategy and Alignment With Revitalization Plans (10 points)**

In 2016 our City approved the *2015 Comprehensive Plan* (Create Loveland) outlining the following initiatives:

- A community vision, created through extensive public outreach
- A cutting-edge land use plan
- A focus on fiscal resilience and economic development
- Healthy eating, active living and the built environment
- Optimization of our choices through the lens of economic and environmental sustainability
- Implementation and monitoring the need to integrate community involvement into our planning efforts

The City’s approach for implementing an EPA Brownfields investment for our target areas is to use the funding to facilitate local resources and foster additional grass roots support and business interest in both the Big T vision and redevelopment of the former Great Western Sugar Beet factory. Towards that end, the City will partner closely with Big T stakeholders in developing a complimentary plan for the corridor that is in line with the strategic vision of the Big T Master Plan. We will recommend actionable steps in line with the master plan that will position the community for acquisition and remediation of these key properties. We will partner with the local Chamber of Commerce and local businesses/developers to develop a business strategy to facilitate interest in the sugar beet factory site. We will use the assessment dollars in the grant to determine extent of contamination,

exposure pathways, and develop remediation strategies in concert with developer partners. Some funds will be used for public outreach, visual renderings, and planning tools to reimagine these sites and create interest from private developer partners. The sites in target area two are all candidates for acquisition, remediation, and conversion to open space, park amenities, social gathering spaces, and greenway path connections to other points along the Big T and into our historic downtown. The Sugar Beet factory in target area one is an ideal site for marrying its historic industrial roots to modern amenities. Both target areas will have significant positive impact to Loveland's historic commercial district located in the middle between the two areas. The quality of life improvements in target area two will encourage economic growth in the community. Redevelopment of the sugar beet factory will eliminate a significant blight in the heart of the community. Loveland's downtown district has evolved in recent decades into a commercial art district with the establishment of several casting foundries and multiple art galleries and studios. We will leverage this asset in both target areas, working closely with the Urban Renewal Authority to carry these thematic elements forward into the adjacent target areas.

ii. Outcomes and Benefits of Redevelopment Strategy (5 points)

The key sites in **target area two** are uniquely positioned for acquisition and remediation for open space, new park amenities, and enhancement of existing wetlands and riparian areas. Community buy-in of the Big T Master Plan has been strong, yet there are significant challenges posed by vacant and abandoned industrial uses and lingering environmental concerns. Redevelopment of the sugar beet factory in **target area one** faces even greater challenges as it has been abandoned and allowed to deteriorate for 30 years, yet there remains significant interest from the business community to see it redeveloped. This EPA grant will benefit the community in a number of ways that will result in a positive impact to the local economy. Remediating and redeveloping blighted and contaminated properties will serve to raise property values of adjacent neighboring properties including the Hwy. 402 corridor adjacent to target area two and the historic downtown district located between target areas one and two. Acquiring and/or relocating industrial and commercial properties within the Big T corridor to locations within the Loveland Business Park will allow critical cleanup of these properties and conversion to open space, park amenities, new social gathering spaces, and greenway path connections which will have a significant impact on the downtown district economy as well the growth of the Hwy. 402 corridor. The downtown district and Hwy. 402 corridor represent walkable distances to this wonderful new amenity. The revisioned Big T corridor will increase tourism appeal of both the historic downtown district and the Big Thompson River. Redevelopment of the former sugar beet factory may result in even greater positive impact to the community by eliminating a significant blight in the heart of the community and increasing land values and tax base. Redevelopment of target area one will result in a potential mixed-use development in the community's core, turning a blighted, contaminated and noncontributing area into a catalyst for reinvestment into the community. Areas redeveloped for use as park amenities and environmental buffers provide mental and physical health benefits to community and regional users. The largest benefactor will be local residents of Loveland who would see new jobs created within the downtown and Big T corridor that they can take pride in.

c. **Strategy for Leveraging Resources (10 points)**

i. Resources Needed for Site Reuse (5 points)

The Loveland community and City staff have been successful in moving forward with the Big T vision and in keeping interest going in redeveloping the Great Western Sugar Beet factory. The City has been successful in leveraging other funds for our projects including: **community development block grant-disaster recovery (CDBG-DR) planning grant** administered by the State of Colorado Department of Local Affairs (DOLA) and used to help fund the development of the Big T River corridor master plan. City staff in conjunction with the Hwy. 402 Advisory Committee is currently pursuing grants administered by the North Front Range Metropolitan Planning Organization including CMAQ, STBG, and TA funding programs related to transportation projects to advance the adjacent Hwy. 402 vision. Staff has been successful in obtaining **FEMA grants** used for modeling the Big Thompson River in preparation for breaking out future, smaller construction projects that will set the table for implementing the master plan strategic vision. City staff is currently pursuing Advance Assistance funding through FEMA for the planning and analysis of smaller flood control projects that might be eligible for

future PDM program funding through FEMA. The Loveland Urban Renewal Authority (LURA) has played a key role in the development and advancement of the Hwy. 402 and 287 corridor plans. LURA has fostered successful public-private partnerships and joint-venture developments working in collaboration with elected officials, City administrators, private developers, and financing sources. City staff will be working closely with LURA, the Loveland Downtown Partnership/DLA, and the Loveland Chamber of Commerce to develop sound financial strategies for encouraging reinvestment into the sugar beet factory site. City staff will work closely with the Big Thompson Watershed Coalition as we move forward with implementing the Big T vision. Our goal is to provide our target areas with a mix of public and private elements to encourage rehabilitation, remediation, and redevelopment. LURA, by State law, can focus urban renewal activities in other qualifying areas of the City.

ii. Use of Existing Infrastructure (5 points)

Target area two key sites are located in or adjacent to FEMA floodplain fringe zones where the City has been actively modeling and pursuing funding for flood control projects and enhancements of existing wetland and riparian areas. Redevelopment of these key sites will tie into existing open space and park amenities and enhance/expand the existing wetland and riparian areas in the corridor. Redevelopment of target area two sites into open space and park amenities is aligned with the goals of the community's *2014 Parks Master Plan* as well the more recent *Big T River Corridor Master Plan*. The 2014 Parks plan greenway trail analysis and open lands analysis recommended more connectivity to City Parks and community destinations and protection of natural resources. Acquisition, remediation, and repurposing of these key properties will serve to protect, increase and expand valuable natural resources as well provide great connectivity to points up and down the Big T corridor and into the historic downtown district supporting walkability and sustainable transportation.

Redevelopment of the former sugar beet factory in target area one will incorporate existing water and sewer and other utilities. Adjacent road networks will be incorporated with new and existing access points into the site to promote redevelopment. Utilities and a local road network will need to be extended into the site as well addressing walkability gaps and connectivity to the downtown district and adjacent neighborhoods. The City will work closely with the North Front Range Metropolitan Planning Organization to pursue funding for transportation related projects and potentially the federal Economic Development Authority for assistance with extending fiber optic and other utilities into the site that will encourage economic investment.

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT (35 points)**

**a. Community Need (20 points)**

i. The Community's Need for Funding (5 points):

Loveland has a population of impoverished (Target area Census Tracts combined 17% in poverty) residents, many of whom are settled around these blighted, abandoned buildings and properties in both target areas. Resources available to carry out environmental assessment and/or remediation activities have been in short supply. The target areas perform below the national and state averages on important economic indicators. Target area one's medium household income (\$43,962) is just two thirds the medium household income of both Larimer County (\$64,980) and the state-wide average (\$65,458). Target Area Two's medium household income (\$47,979) is approximately three quarters that of the county and state values. The approximate combined 17% living in poverty for census tract 17.04 (Target Area One) and census tract 20.07 (Target Area Two) is higher than both the nationwide value (12.3%) and the state value (8%). The location of key site acquisitions in Target Area Two limit public access and recreational opportunities as well better visibility of one of Loveland's premier natural assets, the Big Thompson River corridor. Barriers to acquisition and/or relocation and redevelopment of these key sites into more appropriate green open space, park amenities, new social gathering spaces, greenway path connections, new and expanded wetlands and riparian areas include environmental condition, contamination, and blighted condition of these properties. These barriers are even more challenging for the community to overcome for redevelopment of the former Great Western Sugar Beet Processing Factory located in target area one.

ii. Threats to Sensitive Populations (15 points)

**(1) Health or Welfare of Sensitive Populations (5 points)**

Contamination conditions at existing old industrial sites and blighted properties poses a threat to the health of our low-income (17% in poverty, including 21% for seniors) and higher population of veteran (at 12%, this is 1.5 times the rate in Larimer County and 1.3 times the rate in Colorado) residents in the target areas by direct contact or inhalation of hazardous or petroleum contamination; which can increase cancer risk and cause organ damage. Discarded demolition debris, non-operational vehicle and junk storage, and potential soil contamination from former industrial uses and an old, abandoned landfill also pose a significant public safety concern, especially when the location of these sites is taken into consideration. Our key acquisition/relocation sites in target area two are within or adjacent to the Big Thompson River corridor which has a history of flooding and moving contaminants in the unpaved lots and roads around these sites. Additionally, the former Great Western Sugar Processing Factory in our target area one borders residential homes and local businesses on all sides around the site. Walking and biking routes to and from our downtown district and the Big Thompson River corridor should be improved and expanded upon – even more so for the connections between the Big T River corridor and the adjacent Hwy. 402 corridor. Several of our key sites in target area two are abandoned and blighted and potentially unsafe contributing to challenging economic conditions in this part of Loveland. The former sugar beet factory site in target area one is in even more disrepair/deterioration condition contributing to an unsafe environment in the heart of residential neighborhoods just north of our downtown district and leading to trespassing and vandalism of these vacant buildings and property. This has, in turn, contributed to the challenging circumstances of redeveloping this iconic site and is now contributing to declining economic conditions for the neighborhoods that surround it. The problem only intensifies when social problems are considered. With low income comes crime, which further impacts perception of our target areas. According to NeighborhoodScout.com, the crime rate in Loveland is considerably higher than the national average across all communities in America from the largest to the smallest. The chance of becoming a victim of either violent or property crime in Loveland is 1 in 36. Relative to Colorado, Loveland has a crime rate that is higher than 75% of the state's cities and towns of all sizes. Our target areas are statistically the most dangerous with regard to crime rate data for Loveland as compiled by Neighborhood Scout.com. A crime map developed by Spot Crime Alerts also indicates a higher incidence of crimes reported occurring in our target areas, particularly for target area one but, also along the Hwy. 287 corridor in Target Area Two. The impoverished population that surround the redevelopment target area one consists of significant populations of residents most sensitive to brownfields impacts– children, women of child-bearing age, and minorities. Particularly at risk are children at play on the ground and near water and unpaved properties through frequent hand-mouth contact, and who are in critical stages of development. Residents also may be exposed to contaminants in the soil, air, and surface water. The prevalence of brownfields associated with the former sugar beet factory for these adjacent neighborhoods creates an unwelcoming environment that reduces street life and vitality, discourages walking, and reduces opportunities for development of valuable neighborhood amenities. Our target area two sites also impact residential properties but, have a far greater potential impact to the quality of the Big Thompson River which affects the community at large.

**(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions (5 points):**

The brownfields identified in Table 1, and others located across the City, create numerous health risks to residents, many related to the airborne toxins that are so prevalent on unpaved contaminated brownfield sites like the former Great Western Sugar Beet Factory and the former LaFarge Concrete and Asphalt Batch plant noted above. Since these unpaved and contaminated sites are in more populated areas, they are close to residences, schools, libraries, and parks that negatively impact sensitive populations like children, low-income residents, and the elderly in our neighborhoods surrounding these sites including our historic downtown district. The brownfields expose them to contaminants through direct contact, ingestion, airborne particulate inhalation, and vapor intrusion pathways. Of 60 reporting counties, Larimer County is ranked 15th for adverse physical environment. The County's average daily density of fine particulate matter is 6.6 micrograms per cubic meter, high when compared with the state average of 5.4. Rates of chronic

respiratory disease are all higher in Larimer County than the state average according to statistics compiled by City-Data.com. Studies by the Colorado Health Institute show that decreasing the concentration of fine particulates in the air leads to lower risk of all-cause mortality, lung cancer and death from cardiovascular disease. Table 2 below shows some of the issues our sites are up against in our census tracts. This grant will allow us to specifically identify the issues on our sites that are directly related to contaminants, as well as help us improve health outcomes linked to poverty by providing a path to vision redevelopment and attract the attention of entrepreneurs to invest in our target areas using a variety of funding means.

**Table 2: Health and Mortality Data**

<b>Impact Category</b>	<b>Note on Larimer County</b>
Physical Environment	Larimer County ranks 54 <sup>th</sup> out of 60 Colorado counties for air pollution particulate matter – 6.6 micrograms per cubic meter compared with 5.4 for the state average. Larimer County residents experience a 12% food insecurity compared with 9% for the national average. There is a severe housing cost burden of 16% compared with the national average of 9%.
Environmental Health	Ranks 15 <sup>th</sup> out of 60 Colorado counties.
Cancer	All: 382.1 (per 100k pop.) Ranked “Poor” on Larimer Co. Health website, vs. “good” for U.S. and CO.: Age-adjusted death rate due to prostate cancer is 223/100,000 (very poor) compared to Good for CO.
Emphysema	3.4% compared to 2.7% for the state average.
Health Behaviors	Ranks 12 <sup>th</sup> out of 60 Colorado counties.
Asthma	10.8% for residents in Larimer Co. compared with the state benchmark of 10.4%.
Sexually Transmitted Infection	367 vs 152; the national benchmark.
Bronchitis	3.8% vs. 3.3% for the state average.
Congestive Heart Failure	3.5% compared with the 2.8% for Colorado.
Excessive Drinking	22% vs 13% the national benchmark.

(Sources: [www.countyhealthrankings.org/Colorado/Loveland](http://www.countyhealthrankings.org/Colorado/Loveland), information collected January 2019; Larimer County Community Health Survey Data Book 2016; Larimer Health Tracker: [Larimerhealthtracker.org](http://Larimerhealthtracker.org). Racial and Ethnic Health Disparities in Colorado 2009, CO Dept of Public Health and Environment, City-Data.com).

**(3) Disproportionately Impacted Populations (5 points):**

The brownfields along the Big Thompson River corridor contribute to social and environmental injustice concerns as evidenced by the crime statistics for our community. These brownfield sites serve to expose our population of impoverished residents to increased environmental and health hazards. This is particularly true of the former Great Western Sugar Beet Factory located in our target area one. These Residential areas surround the old factory site on nearly every side. The City has limited funds for improvements without some front-end assistance by this grant and has committed what little resources it has to addressing flooding issues in the Big Thompson River corridor.

**b. Community Engagement (15 points)**

**i. and ii.: Project Partners and Roles (5 points)**

Our partners, while few in number, are dedicated and committed and include:

Loveland Chamber of Commerce (President Mindy McCloughan, [mmccloughan@loveland.org](mailto:mmccloughan@loveland.org), 970-744-4791)

They will provide outreach support at meetings and will connect prospective new or expanding businesses with available brownfield sites. Additionally, once sites have suitable environmental due diligence, they will add them to the ‘sites/inventory’ and ‘property inventory’ database available to members to promote the sale and redevelopment of these parcels with the risks now known.

Loveland Downtown Partnership/DLA (Executive Director Sean Hawkins, 970.541.4334). They will team with the City to promote elements of the project to entrepreneurs and local business/developers and assist with



end-use and remediation planning. The DDA will be a great partner in moving sites forward for redevelopment. Their mission is to enhance the downtown district experience, promote business growth, and private development. With a large social media following they can assist and collaborate on public outreach and assist in public meetings to promote developer recruitment of the properties through their network.

Big Thompson Watershed Coalition (BTWC) (Acting Director/Project Manager Courtney Gutman, [Courtney.gutman@bigthompson.co](mailto:Courtney.gutman@bigthompson.co), 970-669-2906) The BTWC works closely with Loveland's Public Works Department on the ongoing planning and modeling of the Big Thompson River corridor. They will collaborate with our team on acquisition, remediation, and redevelop of the target area two sites into green open space, new and expanded wetland, and riparian areas that will enhance the natural functions of the river corridor and provide a long-lasting benefit to the community.

Loveland Urban Renewal Authority (LURA) (Senior Planner, Jennifer Hewett-Apperson, 970-962-2557) Established in 2002, LURA is responsible for conducting urban revitalization activities in the downtown district. Revitalization of the downtown is their primary focus, but state law does allow the City to focus urban renewal activities in other qualifying areas of the community. Our team will work closely with LURA to foster public-private partnerships and joint-venture development packages to incentivize redevelopment activities for the former sugar beet factory site.

iii. Incorporating Community Input (5 points)

At a minimum, we plan to host four public meetings: 1) to announce the grant award and explain the process of being involved 2) at the end of the first year to gather additional public input regarding sites to evaluate, and 3) at the end of the assessment phase to discuss results and gather input for reuse planning and 4) to present specific revitalization options for selected sites. If any specific health implications for the public are identified, we will work with those affected residents to conduct educational outreach sessions for the affected populations. We will also reach out to the press with updates and information to highlight progress made on specific sites undergoing assessments. The best way to reach a large portion of our population is through the local newspaper and social media – where we will tap into our City and partner social networking platforms.

**3. TASK DESCRIPTIONS, COST ESTIMATES, & MEASURING PROGRESS (50 points)**

**a. Description of Tasks/Activities and Outputs (25 points)**

i. Project Implementation (10 Points)

Our LURA, Chamber of Commerce, Loveland Downtown Partnership/DLA and the BTWC have already created partners who will help to steer the project activities, including the City Public Works Office in conjunction with our City Planners who will provide staff leadership in implementing grant activities, with assistance from a consultant team.

<b>TASK 1: REDEVELOPMENT PLANNING + VISUALIZATIONS</b>	
i.	<u>Project Implementation</u> : We will identify historic brownfield sites to rank based on community-supported factors including: catalyst potential, community support, environmental cleanup, timely redevelopment potential, landowner interest, and leveraged resources and explore potential business opportunities at select high priority sites. Once we identify the physical sites, we can match economic drivers to help retool the economy. Outputs include site plans (on 31-acre Beet Factory and other sites), 3D visualizations, and video presentation of vision for purpose of motivating reinvestment.
ii.	<u>Schedule</u> : Spring 2021 - Site Inventory, public project launch, initial outreach meeting (Spring 2021) Begin Fall 2021 to 2023 - Site planning exercises, renderings, branding, streetscape, acquisition strategies
iii.	<u>Task Activity Leads</u> : City Public Works/City Planners, Consultant (Planners)
iv.	<u>Outputs</u> : Ranking of priority sites, site or area-wide Redevelopment Plans, 3D Visualizations, and reuse video presentations at four small sites and one large site (i.e. 31 ac. Beet Plant) made available to developers/public; streetscape planning/predesign plan in project area; Written plan on leverage and redevelopment strategy at specific sites/area wide.
<b>TASK 2: SITE ASSESSMENTS</b>	

i.	<u>Project Implementation</u> A qualified environmental professional will be procured as per federal guidelines to perform approximately 8 Phase I ESAs (per ASTM E1527-13); 4 Phase II ESAs (cost depending on site size and complexity); a QAPP will be coordinated for approval by Region 8; Site Eligibility Determinations, Field Sampling Plan development and Health and Safety Plans are ancillary to this work. Staff will assist in securing access agreements.
ii.	<u>Schedule</u> : Fall 2020 - RFP, Secure Contractor Assistance (Fall 2020); Spring 2021 - QAPP/HSP for field activities: developed for approval within first 60 days of grant; Begin Spring 2021: Site Eligibility Determinations (SEDs): on-going following Workplan; Begin Spring 2021 ongoing to 2023 - AAI/ASTM E-1527-13 compliant Phase I ESAs; Begin Spring 2021 and ongoing through 2023 - SAPs for Phase II investigations, Phase II investigations: following Phase I ESAs, QAPP approval
iii.	<u>Task Activity Leads</u> : Site Assessments – Qualified Environmental Professional
v.	<u>Outputs</u> : Phase I ESAs at approximately 8 sites (4 hazardous substance and 4 petroleum sites); Phase II ESAs at approximately 4 sites (2 hazardous substance and 2 petroleum sites)
<b>TASK 3: PROGRAMMATIC AND GRANT MANAGEMENT</b>	
i.	<u>Project Implementation</u> : Contractor Procurement: We will follow federally compliant procedures to procure a qualified environmental consultant. We look to secure assistance from a firm experienced in administering and successfully implementing EPA grants and subsequent redevelopment efforts. Our consultant will assist with quarterly and annual reporting, including DBE requirements and final project closeout. Travel: Funding has been budgeted for city staff to participate in training opportunities. Manage the activities/funds to ensure the grant is completed within the 3-year timeframe
ii.	<u>Anticipated Project Schedule</u> : Summer 2020 - Workplan, Cooperative Agreement: completed within 2 months of award; Winter 2020 to Fall 2023: Quarterly and annual reports; Fall 2023 – Wrap up project, complete final reports, leverage additional resources for investment
ii.	<u>Task/Activity Leads</u> : Management, Workplan, Cooperative Agreement, RFP - City Public Works Office; Programmatic assistance – Consultant and City Public Works Office/City Planners
v.	<u>Outputs</u> : Quarterly reports, ACRES reporting, Annual Reports, Administrative Obligations (i.e. drawdowns, project closeout)
<b>TASK 4: REMEDIATION PLANNING</b>	
i.	<u>Project Implementation</u> : We will work closely with property owners and community members to create redevelopment strategies related to addressing the environmental findings at individual sites. Includes completion of ABCAs and facilitate discussions with CDPHE regarding entry of site into the Voluntary Remediation Program (VRP).
ii.	<u>Anticipated Project Schedule</u> : Being Fall 2021 to 2023 - ABCA's, Remedial Action Plans,
iii.	<u>Task/Activity Leads</u> : Remediation Planning – City Public Works Office/City Planners, Consultant
iv.:	<u>Outputs</u> : Analysis of Brownfield Cleanup Alternatives (ABCA) and Reuse Planning at 2 sites (dependent on outcome of Phase II ESAs and funds available);
<b>TASK 5: COMMUNITY OUTREACH</b>	
i.	<u>Project Implementation</u> : The outreach on the program will be rolled out Spring 2021 to engage interest. As the lead organization, City Staff along with support from our project partners will coordinate communication among our community partners and. Additional outreach efforts will include the project website, property tours, visioning sessions and open house meetings.
ii.	<u>Anticipated Project Schedule</u> : Begin Spring 2021, approximately one every three quarters to 2023 - Community Outreach Meetings
iii.	<u>Task/Activity Lead</u> : Community Outreach - City Planners, Contractor and Partner Assistance
iv.	<u>Outputs</u> : Community Involvement Program communication and correspondence informing public of project progress, including newsletters, website updates, multi-media programming; 4 meetings with stakeholders; 4 public meetings

**3.b.i and ii. Cost Estimates (20 points)**

Task 1 – Site Inventory, Selection, Reuse Visualizations, Planning: Site inventory effort and one GIS overlay map (40 hours x \$100/hr=\$4,000). Four small-site and one large site visualizations and redevelopment visioning meetings, develop 3D visualizations, site planning, and video presentations on reuse vision (Assumes

100 hrs/site @ \$100/hr x 5 sites = \$80,000), leverage and redevelopment strategy plan (\$10,000). Total task split 50/50 between Haz/Pet.

**Task 2 – Site Assessment:** Preparation of Quality Assurance Project Plan (QAPP) at \$7,500; est. 4 petroleum and 4 Hazardous sites Ph. 1 ESAs at \$3,500 each = \$28,000; two petroleum and two hazardous Field Sampling Plans (FSP) at \$4,000 = \$16,000; Phase II ESAs (two petroleum and two hazardous) averaging \$27,125 each for a total of \$108,500 (\$54,250 each for both Hazardous and Petroleum, includes Health and Safety Plans).

**Task 3 – Programmatic Costs:** Including \$3,000 for two staff members to attend one national and one person at a regional brownfield conference. Estimated travel costs include airfare (\$750 x 2 persons = \$1,500) plus hotels, meals, and incidental costs (\$200/person/day x 2 days = \$800) for a total of \$2,300. In addition, one person will attend one regional conference for an estimated travel cost of \$700, for \$3,000 over the life of the grant. Contractual costs (~70 hrs/yr x \$100/hr x 3 years = ~\$20,000) for reporting and other eligible activities to support task deliverables: quarterly reports, ACRES updates, DBE reports, financial reports, and project closeout report spread over the 3-yr reporting period and split equally between Hazardous and Petroleum.

**Task 4 – Remediation Planning:** Preparing Analysis of Brownfield Cleanup Alternatives (ABCA) to address individual site contamination identified in previous tasks and for conducting visioning sessions. The plans will follow guidelines issued by the CDPHE - Remedy Selection and Implementation for sites within the VCRA. We assume two sites will require these plans at approximately \$7,500 per site for an estimated cost of \$15,000 (split between hazardous and petroleum).

**Task 5 – Community Outreach:** (1) Consultant present at least 4 meetings with stakeholders at \$1,000 for each event for \$4,000; (2) update public involvement plan (IN-KIND STAFF ASSISTANCE); (3) preparing and publishing public notices, flyers, factsheets brochures (IN-KIND STAFF/MATERIALS); (4) Consultant assistance and attendance at four public information meetings (4 @ \$1,000 for \$4,000); Split equally between Haz and Pet.

### 3.b. Development of Cost Estimates (10 points)

Budget Categories		Project Tasks (\$300,000)					Total
		(Task 1) Planning	(Task 2) Assessment	(Task 3) Programmatic	(Task 4) ABCA	(Task 5) Outreach	
Direct Costs	Travel (H)			\$1,500			\$1,500
	Travel (P)			\$1,500			\$1,500
	Contractual (H)	\$47,000	\$80,000	\$10,000	\$7,500	\$4,000	\$148,500
	Contractual (P)	\$47,000	\$80,000	\$10,000	\$7,500	\$4,000	\$148,500
Total Direct Costs (H)		\$47,000	\$80,000	\$11,500	\$7,500	\$4,000	\$150,000
Total Direct Costs (P)		\$47,000	\$80,000	\$11,500	\$7,500	\$4,000	\$150,000
Total Budget		\$94,000	\$160,000	\$23,000	\$15,000	\$8,000	\$300,000

**Note:** No Fringe benefits, personnel, equipment, supplies or other indirect costs are anticipated.

### iii: Funds allocated toward environmental Site Assessments:

In total, 53% of funds are dedicated in support of Phase I and Phase II assessment activities; 31% planning.

### c. Measuring Environmental Results (5 points)

Our Grant Administrator will track and measure progress through an Excel Calendar or Microsoft Office spreadsheet that includes all pertinent milestones, site information, deliverable schedules, meeting dates, and budgets. Additionally, we will track: 1. Number of tax delinquent sites assessed, 2. Sites assessed that change ownership 3. Acres of lands redeveloped 4. Number of jobs created at redeveloped sites, and 4. Public meeting handouts, presentations, and minutes, website development and pages, and implemented social and print media strategy. Regularly submitted quarterly and annual performance reports and ACRES reporting is also part of this, including number of Phase I and II assessments.

#### **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE (25 points)**

##### **a. Programmatic Capability (15 points)**

###### **i. Organizational Structure (5 points)**

Our staff below has managed many grants from HUD, FEMA, FAA, and FDOT, among others, and are well qualified to undertake the responsibilities associated with an Assessment Grant, including completion and submittal of a Cooperative Agreement and Work Plan to the EPA, enrollment in the Automated Standard Application for Payments system; and submittal of progress reports to the EPA Region 8 Office, including specifying the assessment tasks completed, financial tracking, and proposed grant activities. Loveland's organizational structure below provides redundancy and expertise and will be led by Public Works Office under Chris Carlson, with other staff as noted in support roles. Chris managed the \$21.1 million In FEMA public assistance funding for disaster recovery efforts following the 2013 flood disaster including assisting with the grant administration, reporting, and/or auditing.

###### **ii. Description of Key Staff (5 points)**

- Chris Carlson, Senior Civil Engineer with the Public Works Office: Chris was the Project Manager for the 2017 Big T River Corridor Master Plan and manages the City's stormwater capital improvement program in addition to leading the City's River Team which coordinated recovery projects following the 2013 Big Thompson River flood.
- Jennifer Hewett-Apperson, Senior Planner: Has 16 years of public and private planning experience and is an AICP certified urban and regional planner. Her specialties include neighborhood planning facilitation, planning workshops, visioning, land use and zoning, long-range and comprehensive planning.
- Kelly Jones, Economic Development Director: She is in charge of strategy for attracting, retention, expansion, and creation of jobs. Prior to her current position, she was Vice President of the Northern CO Economic Development Corp., and COO of the Rocky Mountain Innosphere where she assisted growing Northern Colorado innovation-based startup companies.

###### **4.a.iii. Acquiring Additional Resources (5 points)**

Loveland has demonstrated success in downtown economic redevelopment and has a strong record of hiring and retaining talented and qualified staff to manage these programs. The City's project team management approach ensures that multiple City staff members are knowledgeable and up-to-date on the brownfields projects. Loveland will secure project consultants following federal guidelines that maintain expertise in environmental assessment and brownfields redevelopment. Shortly after the grant is awarded, the City will follow the procedures detailed in 40 CFR 31.36 for the procurement process to select an environmental consultant team and will release a competitive, public Request for Qualifications to select the team deemed most qualified by a review committee.

##### **b. Past Performance and Accomplishments (10 points total)**

###### **ii. Not Received EPA Brownfield Grant but Received other Federal Funding**

###### **(1) Purpose and Accomplishments (5 Points)**

Loveland has not received an EPA Brownfield Grant. However, we have received other federal funding. Annual outside funding/awards for the City are estimated as \$388,190 (FY2017), \$1,739,750 (FY2018), and \$600,000 (FY2019) from the City's Capital Program budget.

###### **(2) Compliance with Grant Requirements (5 Points)**

The City of Loveland has secured and managed multiple funds, including State and Federal Grant funds to further economic and community development and for flood recovery efforts in the aftermath of the 2013 flood event. Loveland has consistently met all previous State and Federal grant requirements, including reporting and completion of projects within the allocated time limit. Annual audits have been conducted, including a recent audit of FEMA PA funding and, in all cases, the independent auditors concluded Loveland complied in all material aspects with the requirements of the state and federal programs.

## **Threshold Criteria for Assessment Grants**

### **1. Applicant Eligibility**

The applicant for this combined EPA Community Wide Hazardous Materials and Petroleum Assessment Grant is the City of Loveland, Colorado. The City of Loveland fulfills the definition of an “eligible entity” by being a General Purpose Unit of Local Government.

### **2. Community Involvement**

We will follow our 2017 Community Engagement Plan to integrate community involvement into this Grant. Residents will be kept informed throughout the project through public meetings, project updates posted on the City website, newsletters, and other publications. Distribution publications and the use of public meetings will ensure that the City of Loveland and our stakeholders communicate with and seek input from the widest range of citizenry possible. The City will continue to gather input as appropriate from private and public entities.

The public involvement process will include public participation assemblies during the course of implementing our brownfield program. Through public meetings we will introduce the participants to the “whys” and “hows” of the EPA Brownfield assessment and planning process. These participatory activities will involve group interaction at community events providing citizens an opportunity to make a critical assessment of our community. Additional public meetings may also be held focused on discovery and information gathering that provide our consultant with access to “insider” knowledge about important landmarks or pathways.

### **3. Expenditures of Assessment Grant Funds.**

The City of Loveland does not currently have an assessment grant.





**COLORADO**  
Department of Public  
Health & Environment

November 27, 2019

Mr. Daniel Heffernan  
Environmental Protection Agency  
Region 8 Brownfields Program  
1595 Wynkoop Street (EPR-B)  
Denver, Colorado 80202-1129

RE: Loveland Colorado - Area Wide Assessment Grant Proposal

Dear Mr. Heffernan:

I am writing to express our support of the area wide assessment proposal for Loveland Colorado. For many years, the Colorado Department of Public Health and Environment (CDPHE) has partnered with Loveland to clean-up and redevelop contaminated properties in Loveland's historic downtown and we are excited that the former Great Western Sugar Factory is among the properties that Loveland is targeting in their current proposal. Colorado is home to nearly 30 abandoned sugar beet factories and the environmental challenges and associated remediation costs have so far proven to be unsurmountable hurdles in reuse of these properties. The site assessment work and remediation planning that would be facilitated by a grant award could provide a blueprint to help planning for cleanup and reuse of other abandoned sugar beet factories across the state. This is one of the many reasons that CDPHE supports this proposal as an important tool to assist the City with cleanup and redevelopment of blighted properties including properties located along the Big Thompson River corridor as well as the former sugar beet factory.

If additional resources are necessary after completion of activities outlined in this application, CDPHE has the ability to provide funding for Brownfields cleanup through the Colorado Brownfield Revolving Loan Fund (CBRLF). Loveland is one of the original members of this coalition RLF and has previously relied on CBRLF funding to remediate contaminated properties. Additional resources available through the Colorado Brownfields program include state grants through our H.B. 1306 program, and the availability of a state income tax credit for remediation of contaminated land. CDPHE has informed the City of their eligibility to apply to these funds for additional support.

In summary, we feel approval of this proposal is an important step towards improving environmental and economic conditions in Loveland and may provide a model to help revitalize other communities impacted by abandoned sugar beet factories. To that end, we are fully supportive of their efforts and look forward to a continuing partnership on this project.

Sincerely,

Douglas C. Jamison  
Superfund and Brownfields Unit Leader  
Colorado Dept. of Public Health and Environment

cc: Gene MacDonald, GLM  
Ben Peotter, Ayres Associates



## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

12/03/2019

4. Applicant Identifier:

City of Loveland, CO

5a. Federal Entity Identifier:

84-6000609

5b. Federal Award Identifier:

0764814070000

State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

City of Loveland, CO

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

(b) (6)

\* c. Organizational DUNS:

8059571770000

d. Address:

\* Street1:

2525 West First Street

Street2:

\* City:

Loveland

County/Parish:

Larimer

\* State:

CO: Colorado

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

80537-6100

e. Organizational Unit:

Department Name:

Public Works

Division Name:

Stormwater Engineering

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

\* First Name:

Chris

Middle Name:

\* Last Name:

Carlson

Suffix:

Title:

City Engineer II

Organizational Affiliation:

City of Loveland, CO

\* Telephone Number:

970-962-2774

Fax Number:

\* Email:

Chris.Carlson@cityofloveland.org

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

### Type of Applicant 2: Select Applicant Type:

### Type of Applicant 3: Select Applicant Type:

### \* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

### CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-19-05

### \* Title:

FY20 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

### 13. Competition Identification Number:

### Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Brownfield Assessment and Revitalization of the Big T Corridor and the former Great Western Sugar Beet Processing Factory adjacent to the Downtown District, Loveland, Colorado

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments



**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: